

**2/19-21 Grenville Ave, Tuross Head, NSW 2537**

**Sold - 12/03/2024**

House   



## Easy Walk To Beach and Shops

This spacious two bedroom brick unit is located in the beachside area of Tuross within a tidy , well managed 4 unit strata. It is a short level walk to the shops , and only a walk across the road from there to the walkway/cycleway and beach access. The unit is elevated single level with a ramp entry/ front verandah , and a large single garage/workshop underneath , with separate storage space at the rear.

### Open for Inspection

By Appointment.

The living /dining area is large with plenty of natural light , including north facing windows for the winter sun , and has RC/AC (new) . The kitchen is older style but well maintained , and has an electric stove. There is a separate laundry off the kitchen with external door and rear stairs.

A hallway leads to two large bedrooms at each end of the hallway , both with BIR's , and with a "three-way" bathroom in the middle - separate toilet , vanity area , and bathroom with shower over bath. There is also a linen cupboard in the hallway.

The unit is currently tenanted (at \$320 per week) , and has very good tenants who would be happy to stay on if the option is there.

Current Council rates are \$2545 pa. (\$636 p/qtr) , and Body Corporate Levy is \$2936 pa. (\$734 p/qtr). Body corporate pay for building insurance and external maintenance as well as any capital works required.

This is a solid build , well presented , and spacious unit in a great location . Notice is appreciated for inspections. Please call or email to arrange an inspection.

### Listed By

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